



~~August 19, 2003 CPC~~
September 16, 2003 CPC

SUBSTANTIAL ACCORD REVIEW

03PD0343

Chesterfield County Parks and Recreation

Matoaca Magisterial District
South line of Genito Road

REQUESTS:

- I. Confirmation of the decision of the Director of Planning that the proposed public facility (Horner Park expansion) meets the requirements outlined in Part 4 of the County's Substantial Accord Policy.
- II. Amendment of Case 95PD0128 relative to setbacks (Condition 1), right of way dedication (Condition 6) and site plan approval (Condition 12).

PROPOSED LAND USE:

Expansion of the Irvin G. Horner Park is proposed.

DIRECTOR'S DETERMINATION

The Director of Planning finds the request to be in substantial accord with the provisions of the adopted Comprehensive Plan for the following reasons:

- A. The requested expansion is in compliance with the Public Facilities Plan.
- B. Recreational setbacks established for the original park tract under Case 95PD0128 (Condition 1) would apply to the expanded park limits.
- C. The County does not currently control the property where Powhite Parkway Extended is planned. (Case 95PD0128, Condition 6)
- D. There are no extraordinary conditions which would necessitate interpretation by the Commission through site plan review. (Case 95PD0128, Condition 12)

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CONDITION: TRACTS A AND B

1. The following setback criteria shall apply to any outdoor play fields, courts, swimming pools and similar active recreational areas:
 - a. With the exception of playground areas which accommodate swings, jungle gyms or similar such facilities, all active play fields, courts or similar active recreational facilities which could accommodate organized sports such as football, soccer, basketball, etc., shall be located a minimum of 100 feet from adjacent properties. Within this setback, existing vegetation shall be supplemented, where necessary, with landscaping or other devices designed to achieve the buffering standards contained in Section 19-522(a)(4) of the Zoning Ordinance.
 - b. If new outdoor play fields, courts, swimming pools and similar active recreational areas are set back more than 100 feet from adjacent properties, the landscaping or other design features described in Condition 2.a. may be modified by the Planning Department at the time of site plan review. Such modification shall accomplish a mitigation of the visual and noise impacts that sports or related activities have on adjacent properties equivalent to the 100 foot setback/landscaping requirements described in Condition 2.a.
 - c. Any playground areas shall be setback a minimum of forty (40) feet from all property lines. (P)

(Note: This condition supersedes Condition 1 of Case 95PD0128 for Tract B. With the exception of Conditions 6 and 12, all other previous conditions of Case 95PD0128, as amended by Case 98PD0202, shall remain in effect for Tract B. Conditions 6 and 12 are hereby deleted.)

CONDITIONS: TRACT A:

2. With the exception of timbering which has been approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering until a land disturbance permit has been obtained from the Environmental Engineering Department and approved devices have been installed. (EE)
3. To provide for an adequate roadway system, the developer shall be responsible for construction of two (2) lanes of Mount Hermon Road Extended, including turn lanes based on Transportation Department standards, from its current terminus just north of Otterdale Branch to the southern property line. Any additional right of way (or easements) required for these improvements shall be recorded. Prior to any site plan approval, a phasing plan for these road improvements shall be submitted to and approved by the Transportation Department. (T)

4. The public water and wastewater systems shall be used. (U)

GENERAL INFORMATION

Project Name:

Horner Park-Clover Hill Sports Complex

Location:

South line of Genito Road, approximately 700 feet east of its intersection with Mount Hermon Road. Tax IDs 701-686-3250, 701-687-2664, 702-685-2369 and 702-688-6738 (Sheet 8).

Existing Zoning:

A

Size:

322.1 acres

Existing Land Use:

Public park or vacant

Adjacent Zoning and Land Use:

North - A; Single family residential
South - A; Vacant
East - A; Vacant
West - A; Single family residential or vacant

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along a portion of Genito Road, and terminating approximately 7,250 feet east of this site. The applicant intends to use a private well system to serve the request site. However, due to the potential for intense use of this site, use of the public water system is recommended. (Condition 4)

Public Wastewater System:

There is an existing twenty-four (24) inch wastewater trunk line extending along a portion of Otterdale Branch and terminating approximately 6,700 feet east of this site. Extension of the twenty-four (24) inch trunk line is proposed with the phased development of Summer Lake Subdivision and upon completion will bring the public wastewater system to within approximately 2,900 feet of the eastern boundary of the request site. It is the intent of the applicant to serve this site with a private sewage disposal system. However, due to the potential for intense use of this site, use of the public wastewater system is recommended. (Condition 4)

Private Septic and Well Systems:

The proposed sewage disposal system appears to be undersized for the water use calculated from the State Sewage Regulations, which went into effect July 1, 2000. Using the proposed parking spaces and figuring four (4) occupants per car, the water use for the park appears to be 10,180 gallons per day. The water use for the district maintenance building will be from 225 to 400 gallons per day. This brings the total water use for the park to 10,580 gallons per day. The two (2) proposed drainfields have a capacity of 800 gallons per day per site. The proposed septic/drainfield systems do not comply with the Virginia State Sewage Regulations for the estimated daily water use of the park. In addition, the Ordinance does not allow onsite sewage disposal systems that exceeds 3,000 gallons per day. The Health Department has approved an AOSE permit, dated May 22, 2002, for a design flow of 800 gallons per day. The permit was issued without viewing the proposed site plan dated June 1, 2002.

The site plan shows four (4) well sites. The first well installed on June 12, 2002 is 505 feet deep and delivers 0.5 gallons per minute or 720 gallons per day. Even with the proposed holding tanks, one (1) or more additional wells will need to be installed to provide an adequate water supply.

ENVIRONMENTAL

Drainage and Erosion:

Although a large amount of vegetation has been removed from Tract A, to insure that proper erosion control devices are in place, there should be no further timbering activity until a land disturbance permit has been issued and the approved devices are installed. (Condition 2)

PUBLIC FACILITIES

Fire Service:

The Waterford Road Fire/Rescue Station, Company Number 16, currently provides fire protection and emergency medical service. This request will have minimal impact on fire

and emergency medical services. Hydrant locations and access requirements will be evaluated at the time of plans review.

Parks and Recreation:

Tracts A and B will be developed as a regional park to serve the western area of the County. Development plans include ball fields, courts, trails, garden, maintenance and park buildings. Other development will pertain to activities adjacent to Lake Chesterfield such as a boat launch, piers, boardwalk and picnic areas. The final property acquisition for the park was slightly different than the boundaries approved by 95PD0128. A detailed master plan identified the need for land west of the original parcel boundaries scheduled for purchase. The expansion property (Tract A) is cut-over forest, which is ideally suited for planned athletic development.

Transportation:

In 1994, the Planning Commission confirmed the Director of Planning's decision in determining that 419 acres located on the south side of Genito Road was in Substantial Accord with the Comprehensive Plan (Case 95PD0128) for development of Clover Hill Sports Complex. The Thoroughfare Plan identifies two (2) roadways extending through that property; a proposed north/south major arterial (Mount Hermon Road Extended) and a proposed limited access facility (Powhite Parkway Extended). As part of that substantial accord approval, several transportation-related conditions were imposed on the property. Condition 6 requires that prior to any site plan approval south of Otterdale Branch, a 200 foot wide right of way for the Powhite Parkway Extended will be dedicated.

The County acquired 269 acres of that 419 acre parcel and developed the first phase of Horner Park. The 269 acres did not include the area where the Powhite Parkway Extended is planned. The Parks and Recreation Department plans to develop another phase of the park south of Otterdale Branch. Because the County does not currently control the property where the Powhite Parkway Extended is planned, the Parks and Recreation Department has indicated that they are unable to dedicate the right of way for the Powhite Parkway Extended and is requesting relief of that requirement. At such time as a park is developed on any of the property south of Otterdale Branch that was part of the original Substantial Accord Determination, dedication of the Powhite Parkway right of way would still be required.

The applicant is also requesting Substantial Accord Determination for a park on an adjacent 172 acre parcel, located west of the property that was included in the original Substantial Accord Determination. The traffic impact of development on the 172 acres must be addressed. In conjunction with the initial development of Horner Park, a ninety (90) foot wide right of way for Mount Hermon Road Extended was dedicated from Genito Road south through the entire property that was included in the original Substantial Accord Determination, and a part of that roadway was constructed. As the park continues to develop, Mount Hermon Road Extended, to include adequate turn

lanes, should be constructed from its current terminus to the southern boundary of the park. (Tract A, Condition 3)

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan which suggests the property is appropriate for single family residential use of 2.0 units per acre or less. The Public Facilities Plan, a component of the Comprehensive Plan, suggests that the Clover Hill Athletic Complex in combination with the Irvin G. Horner Regional Park be expanded as a 240 acre regional park facility.

Area Development Trends:

Properties to the north, south, east and west are zoned Agricultural (A) and are occupied by single family dwellings on acreage parcels or are currently vacant. It is anticipated that area development will be limited to single family dwellings on acreage parcels until public utilities are available.

Zoning History:

On September 20, 1994, the Planning Commission confirmed the Director of Planning's decision relative to administrative Substantial Accord approval of a 419 acre public park site commonly known as Clover Hill Athletic Complex. Conditions of this approval included setbacks of facilities from adjacent properties (Condition 1) and dedication of a portion of the Powwhite Parkway Extension (Condition 6). Further, at the recommendation of the Clover Hill Commissioner, a condition was added requiring the Commission's approval of site plans for this facility (Condition 12). (Case 95PD0128)

On April 21, 1998, the Planning Commission confirmed the Director of Planning's decision to amend Condition 3 of Case 95PD0128 relative to drainage. (Case 98PD0202)

CONCLUSIONS

As outlined in the County's Substantial Accord Policy, the Director of Planning has determined that the proposed expansion of Horner Park conforms to the Plan and is, therefore, exempted from the requirements of full Substantial Accord review.

Further, the requested amendments to Case 95PD0128 are appropriate given that setbacks for recreational uses would now apply to the expanded park limits; that the County does not currently control the property where Powwhite Parkway Extended is planned; and that there are no extraordinary conditions which would necessitate interpretation by the Commission through site plan review.

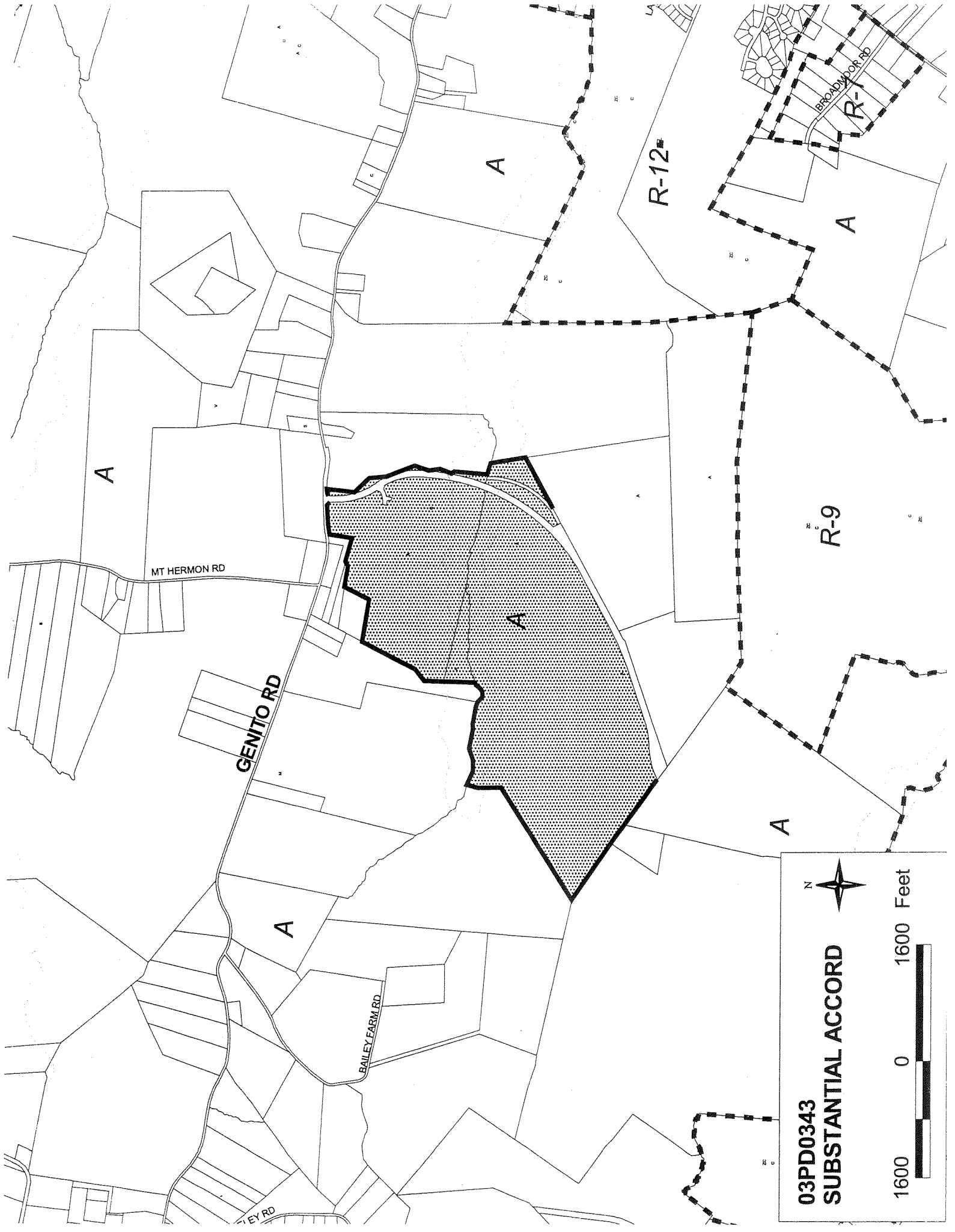
CASE HISTORY

Planning Commission Work Session (8/19/03):

The applicant requested deferral of this case to the Commission's September 16, 2003, meeting to address staff's concerns relative to the use of private septic and well systems within Tract A.

Staff (8/20/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than August 25, 2003, for consideration at the Commission's September 16, 2003, meeting.



03PD0343
SUBSTANTIAL ACCORD

N

1600 0 1600 Feet

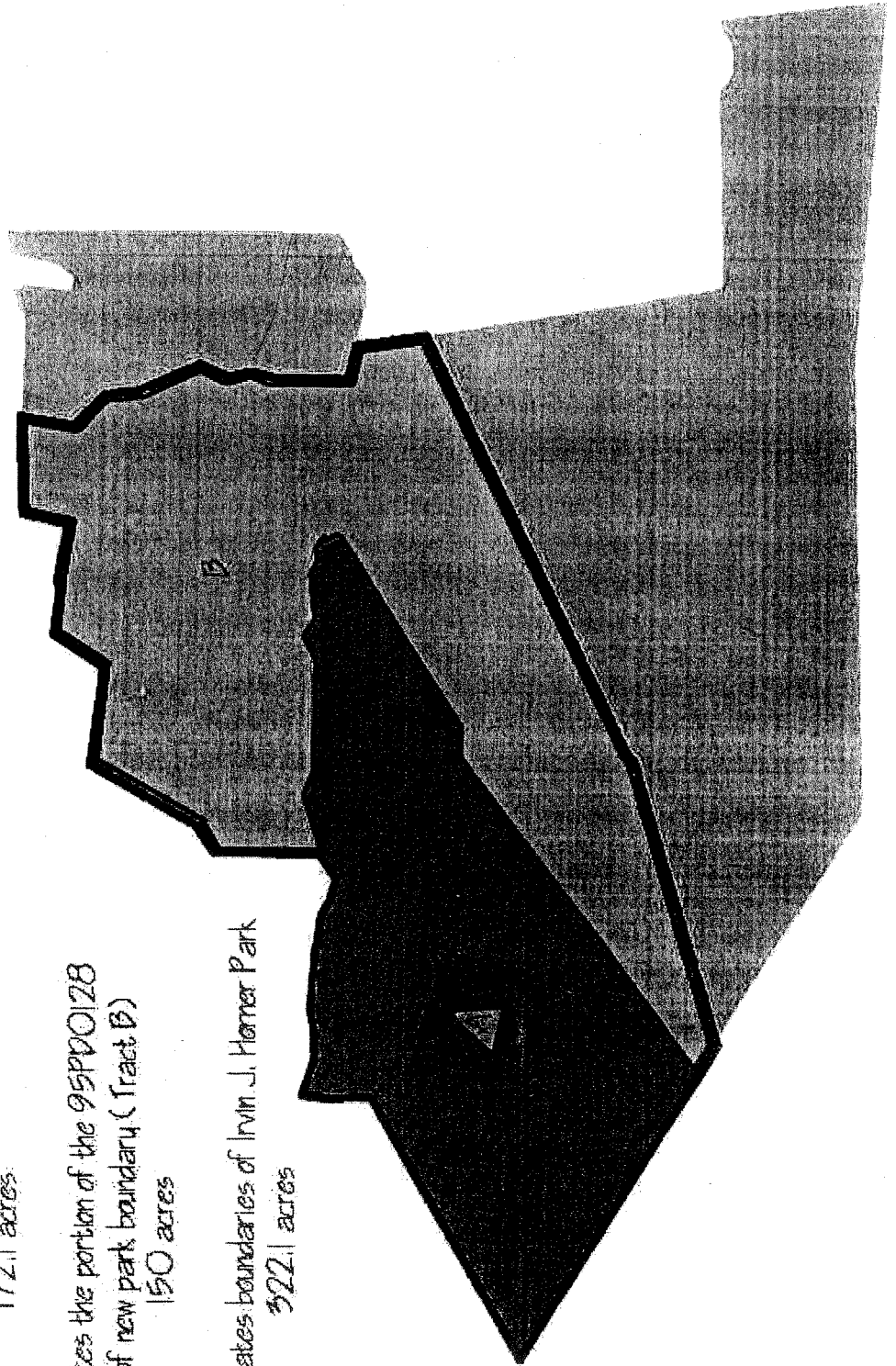
Horner Park

Blue area indicates original limits of 95PPO128
419 acres

Green area (Tract A) indicates modified park limits
and the extent of the current Substantial Accord
172.1 acres

Red outline indicates the portion of the 95PPO128
that will be part of new park boundary (Tract B)
150 acres

Black outline indicates boundaries of Irvin J. Horner Park
322.1 acres

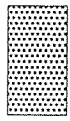


SUBSTANTIAL ACCORD

DETERMINED W/95PD0128
NOT COUNTY OWNED

DETERMINED W/95PD0128
COUNTY OWNED

CURRENT REQUEST



MT. HERMON ROAD
EXTENDED

POWHITE PARKWAY
EXTENDED

MT. HERMON

GENITO

OTTERDALE BRANCH

O3PDO343-2